



Department Forum

Joey Dunn, AICP

Director, Planning & Development Services

Objectives

- 2004 Year-End Development Update
- Foundations for Change
- Department Changes Underway
- Solicit Feedback



Notes: The accuracy of this data is limited to the validity and accuracy of available data, and therefore the City makes no representation or warranties as to the accuracy of the data. Any party using the data does so at their own risk. This data is produced pursuant to the Texas Public Information Act.



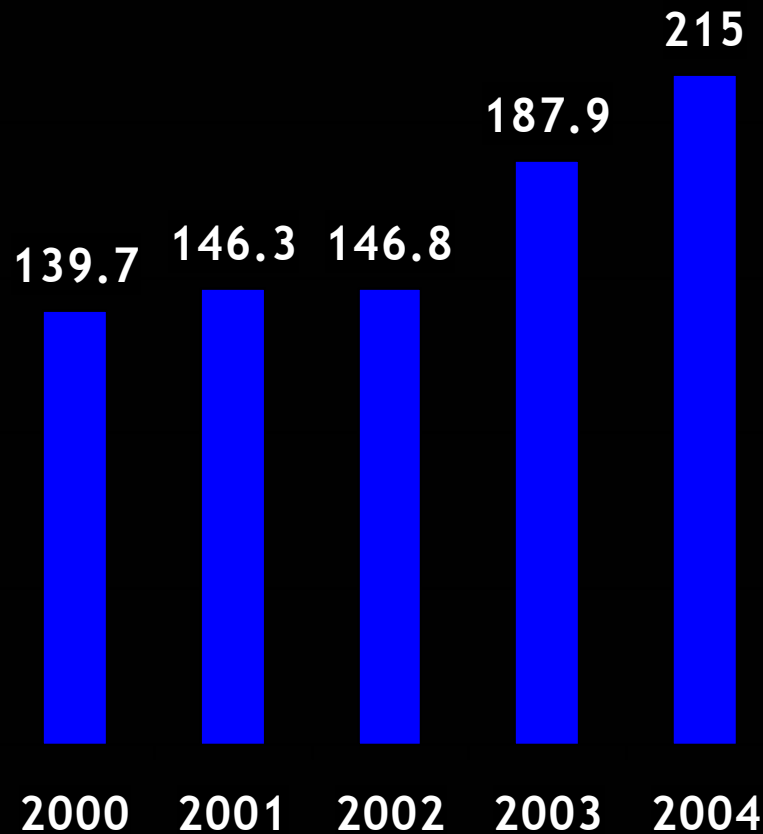
Legend
Type of Development

- Single Family Residential
- Multi Family Residential
- Commercial

City of College Station 2004 DEVELOPMENT

Permit Valuations

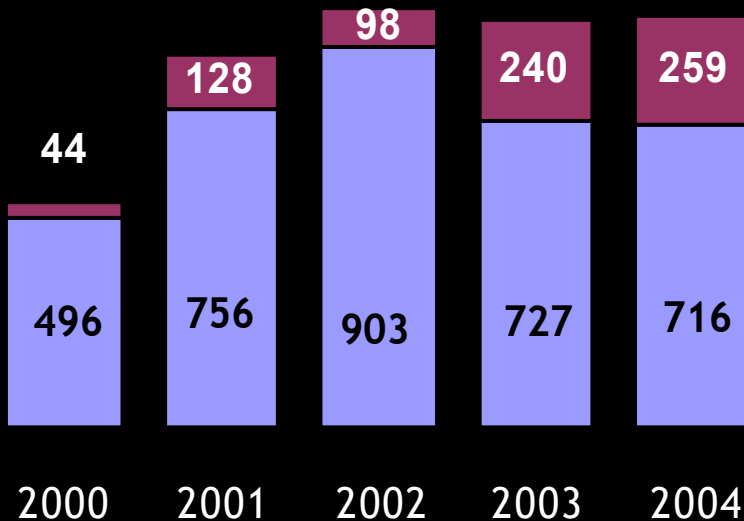
(\$ Millions) 2000-2004



CITY OF COLLEGE STATION
Planning & Development Services

New Residential Lots

- Over 800 / year since 2001
- Since 2003, 34% of lots in ETJ



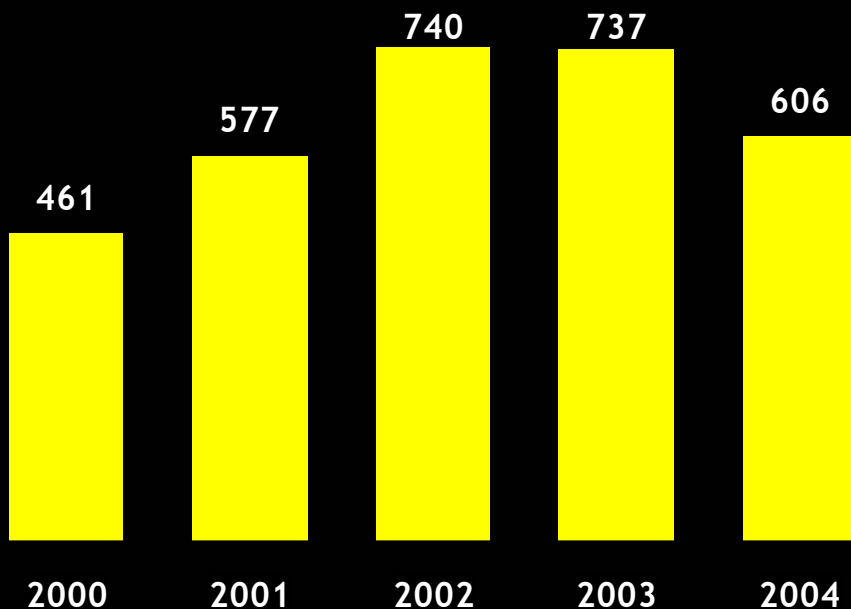
■ City Lots ■ ETJ Lots



CITY OF COLLEGE STATION
Planning & Development Services

Single-family Housing Starts

2000-2004



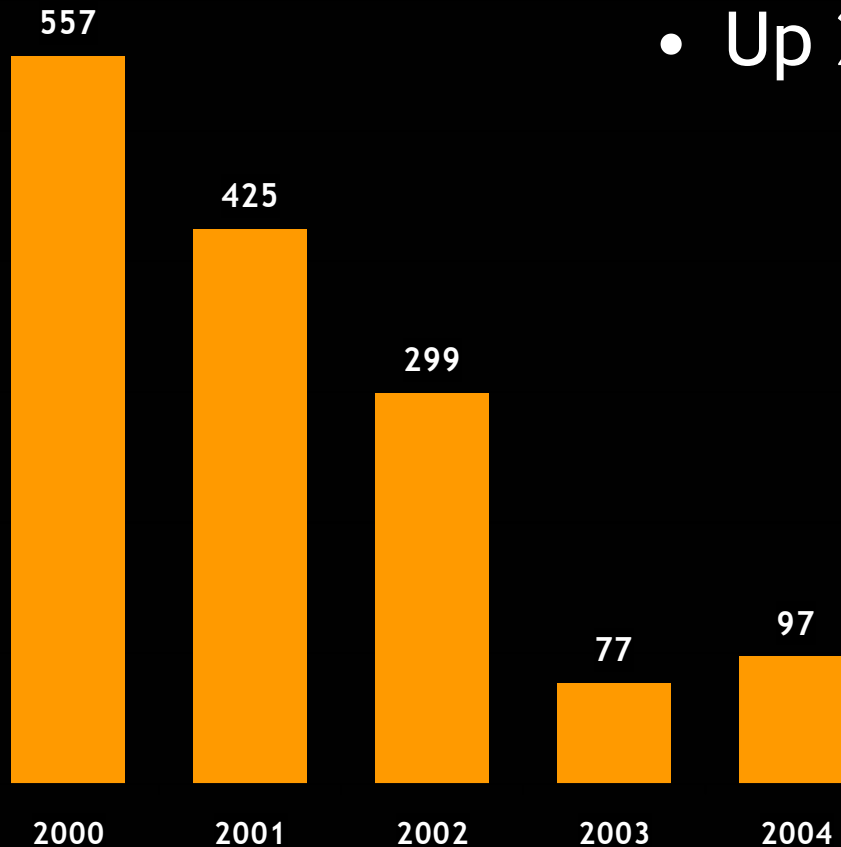
- High 740 in 2002
- 2004: 3rd highest volume
- Down 18% since 2003



CITY OF COLLEGE STATION
Planning & Development Services

Multi-family Housing Starts

2000-2004

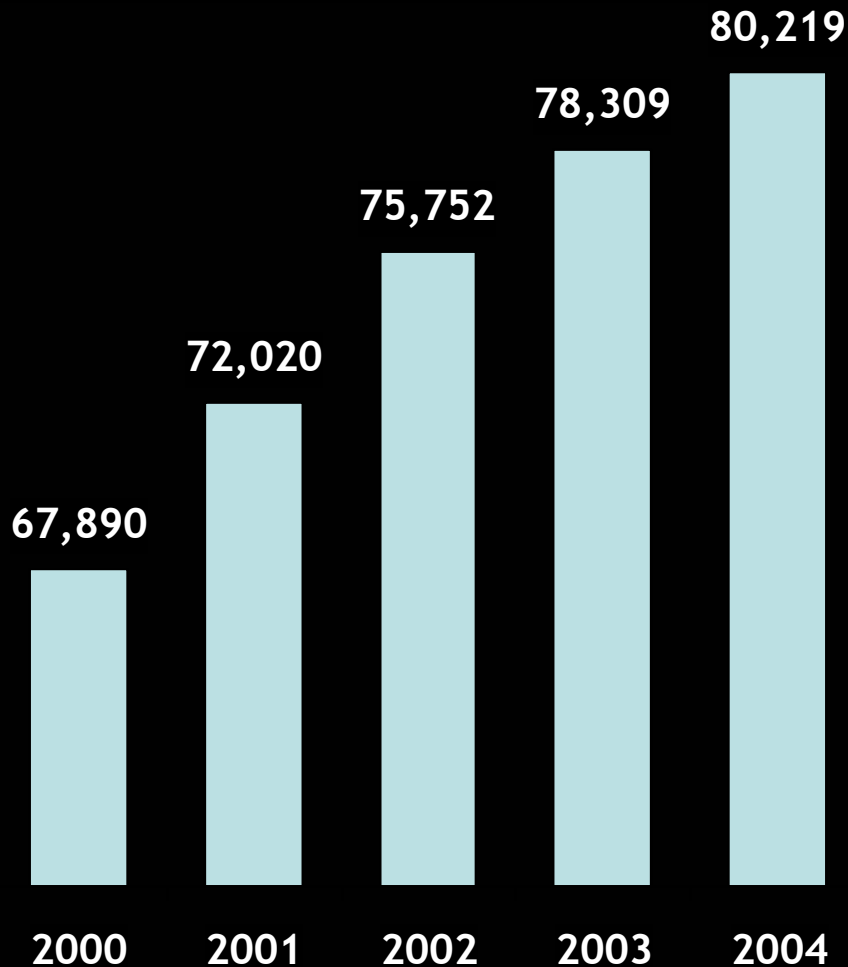


- Up 26% since 2003



CITY OF COLLEGE STATION
Planning & Development Services

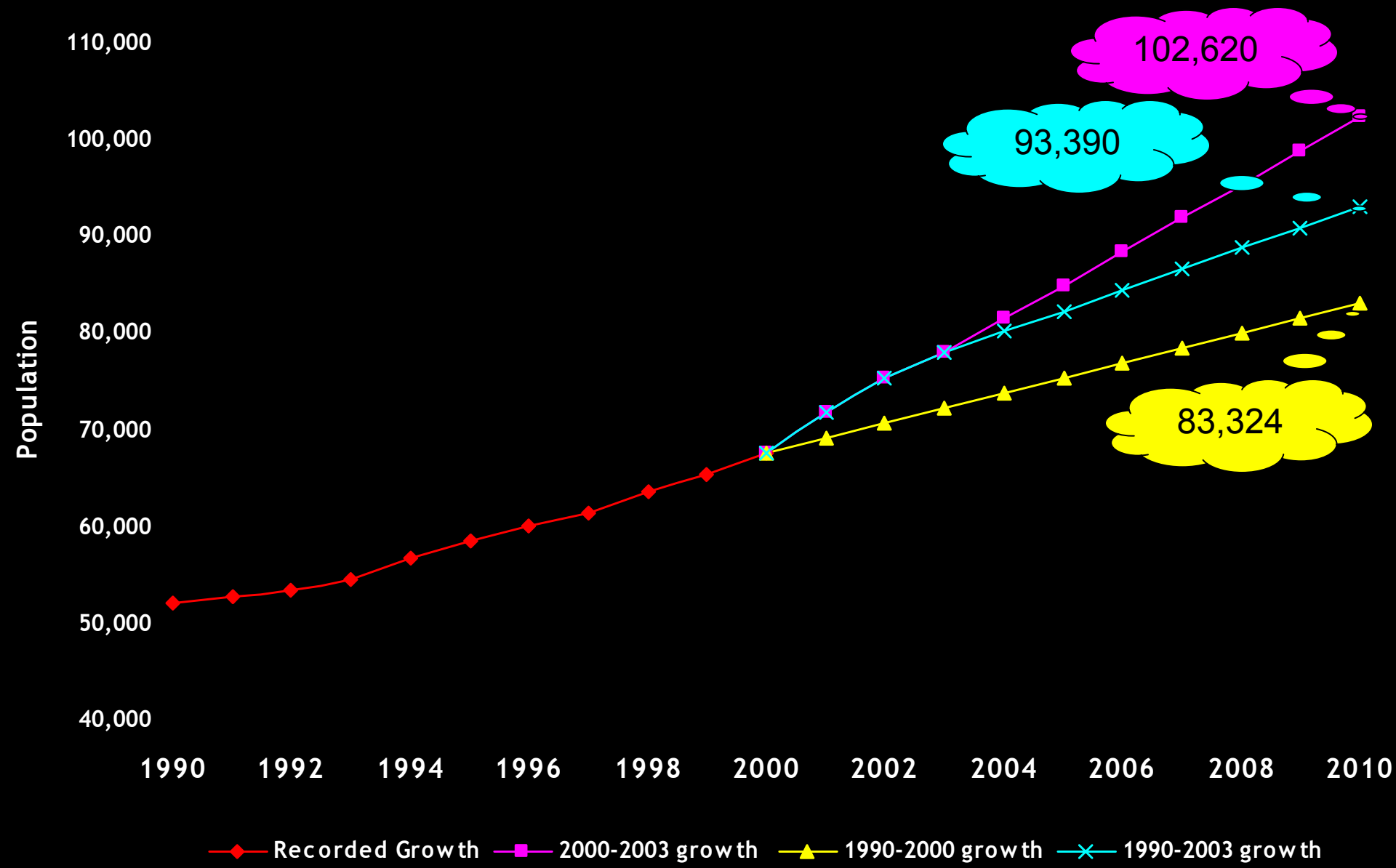
Population



- 1990 - 2000, up 29%
- 2000 - 2004, up 18.5%
- Average 4.6% per year since 2000



Projections



University Drive Corridor

30/60 Area



First American Plaza



CITY OF COLLEGE STATION
Planning & Development Services

University Drive Corridor

Gateway Center



Talbots



The Home
Depot



Chicken
Express



Olive Garden



CITY OF COLLEGE STATION
Planning & Development Services

University Drive Corridor



LEVINSON
ASSOCIATES, L.P.
1111 West 10th St., Suite 1000
College Station, TX 77840
Phone: 979.777.1111
Fax: 979.777.1112
www.levinsonassociates.com

SHOPPING CENTER
PRELIMINARY STUDY
UNIVERSITY DRIVE
COLLEGE STATION, BRAZOS COUNTY, TEXAS

University Town
Center



Homewood
Suites



Montelongo's

Buffalo Wild
Wings



CITY OF COLLEGE STATION
Planning & Development Services

University Drive Corridor

Northgate District



Cross Street
Warehouse

A&M United
Methodist
Church



Proposed Game
Day Center



CITY OF COLLEGE STATION
Planning & Development Services

Wolf Pen Creek



Cavender's



Arctic Wolf



Ellison Building



CITY OF COLLEGE STATION
Planning & Development Services

Texas Avenue Corridor

Texas Avenue Crossing



Sonic

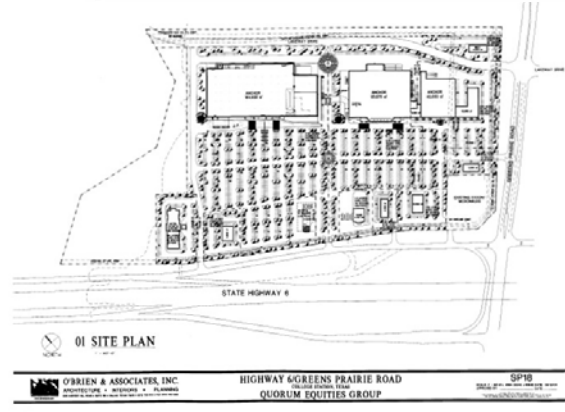


Around Town

Proposed
Development



The Med
expansion



SH 6 @ Greens
Prairie Road



CITY OF COLLEGE STATION
Planning & Development Services

Other Development Trends

- Hotel Development - 7 under construction
 - University Drive: Amerisuites, Comfort Suites, Homewood Suites Hilton (recently completed)
 - Hwy 6: Quality Suites, Holiday Inn, Hampton Inn
 - Texas Ave: Comfort Inn
- Commercial Development at Greens Prairie / SH6 Intersection



Ordinance Amendments

- Subdivision Regulations Ordinance - underway
- Annual review of Unified Development Ordinance (UDO) - effective October 2, 2004
- Non-residential Architectural Standards (NRA) Ordinance - effective November 1, 2004
- 2003 International Codes - “I-Codes” - effective January 1, 2005
- Northgate Ordinance - underway



Foundations for Change

- Continuous Improvement Team Report
- City Manager's Blue Ribbon Committee on Development Review Process
- Consultation with Paul Zucker, FAICP



Feedback from Reports

- Inconsistency in Decision Making
- Relationship with Industry
- Development Process
- Lack of Department Direction
- Inadequate Communication
- Out-of-date Subdivision Regulations



Recent Departmental Changes

- Organizational Restructuring
- Staffer on Call
- Customer Resource Center
- Interdepartmental Communication
- Website Updates
- Office Space Changes





New Conference Room Space



Increased Access



Customer Resource Center



Customer Oriented Space

Department Focus

- Communication Improvements
 - Internal
 - External
- Customer Service Improvements
- Development Review Process Changes (cycle times)
- Training Methods



Growth Policy Direction

- City Council Strategic Plan
- Comprehensive Plan
 - Holistic Update Needed
 - Goals & Objectives
 - Transportation
 - Land Use



We need you...

- Contact database - including email
- Provide feedback - comment cards
- Share your expertise - training sessions
- Director's Breakfasts - every two weeks
- Public GIS Needs Assessment Seminar - early March



Bottom Line

Development is a Partnership



CITY OF COLLEGE STATION
Planning & Development Services

Department Forum

Questions and Comments



CITY OF COLLEGE STATION
Planning & Development Services